



REGULAR MEETING OF THE CITY COUNCIL AND THE CITY COUNCIL SITTING AS THE REDEVELOPMENT AGENCY BOARD AND PUBLIC FINANCING AUTHORITY BOARD

**REGULAR CC/RDA/PFA MEETING
Council Chambers
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234**

WEDNESDAY, JULY 14TH, 2004

**Study Session - 3:00 p.m.
Regular Meeting - 6:30 p.m.
(Or As Soon Thereafter as the Meeting May be Commenced)**

Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.

3:00 P.M.- STUDY SESSION

1. Presentation of proposed Phase III of the Downtown Project by Tri-Millennium Development.
2. Review of community services contract with the Cathedral City Chamber of Commerce.
3. Review of business/economic development contract with the Cathedral City Chamber of Commerce.
4. Review plan to build out vacant space in City Hall for Housing Office.
5. Discussion of Holiday decoration alternatives.
6. Discussion of Honeywell energy savings proposal.
7. Review of July 14th, 2004 City Council/Redevelopment Agency Board agendas.
8. City Council/staff reports and inquiries of new or ongoing projects.
9. Closed session urgency items.

CC/RDA/PFA MEETING

JULY 14TH, 2004

Page 2

CC/RDA MEETING:

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9, Subd. (b)
Number of Potential Cases: 1
2. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6
Agency Negotiator: Donald Bradley, City Manager
Represented Employees: 1) Cathedral City Firefighters Association (CCFFA); 2) Cathedral City Police Officers' Association (CCPOA); and 3) Cathedral City Public Safety Management Association (CCPSMA);
3. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9, Subd. (k):
Case Name: Glenn Haas, Jeff Miller, Brian Hirzel and Cathedral City Police Officers Association vs. Cathedral City; Cathedral City Police Department; Stan Henry, Chief of Police; John Holcomb, Captain; Gregory J. Savelli, Lieutenant; Sandra Hatfield, Dispatch Supervisor, et al.
Case No.: United States District Court, Central District of California
Case No. EDCV 02-965
4. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9, Subd. (k):
Case Name: Scott Sharpe, Mark Fields, Rudy Salinas, Jay Horn, Karl Murashima, Owen Krings, Brian Hirzel, Albert Ruiz, Steve Williams, Paul Reindel, Glenn Haas, Nick Chapman, Gabriel Mendoza, Kelly Nava, Danny Anes, Dane Dickson, Mark Novy, Larry San Filipo, Jeremy Herrick, Ernie Vasquez, Tom Ferguson, Jon Enos, John Fox, Andy Diaz, Albert Ochoa, Dewayne Hodge vs. City of Cathedral City, a municipal corporation; Stan Henry, Chief of Police; Captain John Holcomb, Captain Kevin Conner and Lieutenant Al Reshaw in their individual capacity, and DOES 1 through 10, Inclusive
Case No.: United States District Court, Central District of California
Case No. CV 04 02931 (VBKx)[Class Action] Complaint for Damages and Injunctive Relief Demand for Jury Trial

5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: 68-307 East Palm Canyon Drive
APN#
Negotiating Parties: Keith Scott on behalf of the Redevelopment Agency and Brittany West, Development Management Group for S & L Investments, Resort Destinations Group
Property Owners: Redevelopment Agency
Under Negotiation: Property Negotiation
6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: South of East Palm Canyon Drive, West of the Perez Road extension, East of Canyon Plaza
APN#s 687-030-010 and 074
Negotiating Parties: Redevelopment Agency, Cathedral City Properties, LLC and O'Brien Hyundai
Property Owner: Desert Hills Mobile Home Park
Under Negotiation: Disposition of property
7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: 31950 Crosley Road
APN# 677-420-016 and associated parcels
Negotiating Parties: Redevelopment Agency and KEH Development Company, LLC
Property Owner: Dr. C. Bochner
Under Negotiation: Property Acquisition
8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: West of Date Palm Drive, North of East Palm Canyon Drive, East of Monty Hall and South of the Whitewater Channel.
Negotiating Parties: Redevelopment Agency and Tri- Millennium for Phase III of the Downtown Project
Property Owner: Redevelopment Agency
Under Negotiation: Disposition of Property

CC/RDA/PFA MEETING

JULY 14TH, 2004

Page 4

9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: Whitewater Neighborhood: 680-393-006; 680-393-005; 680-393-004; 680-393-003; 680-393-002; 680-393-001; 680-404-001-0002, 003, 004, 005, 006, 007, 008; 680-393-009; 680-393-008; 680-393-007; 680-394-004; 680-394-001; 680-405-001-002, 003, **(Moreno Road, Ocotillo Road, Via De Anza and Ortega Road)**
Negotiating Parties: Redevelopment Agency & Property Owners
Property Owners: Grimshaw Sales and Distribution; Clare Stratton; Emerson & Evelyn, Virginia Vaughn; Donald & Byers, Lillian Dempsey; Robert Jacobs; Ernest & Hamby, Patricia Pearson; Ester Hoffman; Peter Zarenejad; Jose Torres; Helen Gallucci; Coachella Valley Water District; Newport Homes; Jesus Razura; Floyd Vail.
Under Negotiation: Property Acquisition
10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: East of Van Fleet Avenue, South of East Palm Canyon Drive; APN #'s 687-207-005 (Sousa) and 687-223-016 (Sanchez)
Negotiating Parties: Redevelopment Agency and BCN Developments, Inc.
Property Owners: Martin Sousa, et al; Jorge & Maria Sanchez
Under Negotiation: Disposition of Property

MINUTES

Approval/Correction of minutes from the regularly scheduled City Council/RDA Board Meetings held on Wednesday, June 9, 2004 and Wednesday, June 23rd, 2004; and Minutes of the Special Closed Session Meeting of the City Council of Tuesday, July 6, 2004.

PRESENTATIONS AND PROCLAMATIONS

- Presentations of appreciation to members of City Commissions and Committees. (Mayor Stettler)

CC/RDA/PFA MEETING

JULY 14TH, 2004

Page 5

CONSENT AGENDA

1. Receive and file demands in the aggregate amount of \$5,429,302 for the month of June, 2004.
2. Approval of Community Services Contract with the Cathedral City Chamber of Commerce for fiscal year 2004-2005.
3. Approval of Business/Economic Development Contract with the Cathedral City Chamber of Commerce for fiscal year 2004-2005.
4. Proposed resolution of the City Council for the City of Cathedral City, accepting the transfer of property from the County of Riverside. **(Agenda report for this item will be included under separate cover)**
5. Final acceptance of the pedestrian bridge project adjacent to officer David Vasquez & Pickfair Roads and Release of City-held retention funds to G.B. Cooke, Inc.

PUBLIC HEARINGS

6. Proposed resolution of the City Council for the City of Cathedral City, authorizing the refinancing of the allowable portion of the 1995 Tax Allocation Bonds to provide economic benefit to the agency and the City.

LEGISLATIVE ACTION(S)

7. Receive report and recommendations regarding Honeywell International Downtown Energy Savings proposal. **(Report for this item will be include under separate cover)**
8. Proposed resolutions of the City Council for the City of Cathedral City, and the Public Financing Authority, authorizing the refunding/refinancing of the 1996 Assessment District Revenue Bonds and the 1996 Rio Vista Assessment District Bonds.
9. Consider adoption of proposed resolution of the City Council for the City of Cathedral City, directing the submission to the qualified electors of the City of Cathedral City a measure increasing the City's Transient Occupancy Tax rate from ten percent to twelve percent of the rent charged by the hotel operator commencing January 1, 2005.
10. Resolution of the City Council for the City of Cathedral City, directing the submission to the qualified electors of the City of Cathedral City an Advisory Measure asking whether the City Council should consider creating a Cathedral City Tourism Commission consisting of professionals from the local hospitality industry and setting aside funds equivalent to fifty percent of any future increase in the Transit Occupancy Tax rate for purposes of tourism marketing.
11. Recommendation to purchase playground equipment and pour-in-place soft surfacing for the renovation of Century Park.
12. Request for approval of proposition 13 grant award in the amount of \$848,300 for the design and construction of the Dream Homes Sewer Project Phase I, State of California Grant Agreement No. 04-055-557-0, and resolution authorizing execution of grant agreement No. 04-055-557-0

CC/RDA/PFA MEETING

JULY 14TH, 2004

Page 6

13. Request for authorization for staff to execute a professional services agreement with Harris and Associates, Inc., to provide plans, specifications and estimates (PS & E) for the Dream Homes Assessment District 2004-01 sewer installation project.
14. Accept the petition of the Cove area property owners requesting the City to hire an engineer relating to the formation of the Cove Assessment District (AD 2004-02) and approve resolution of intent to make acquisitions and improvements.
15. Request for approval of proposition 13 grant award in the amount of \$2,500,000 for the design and construction of the Cove Area Sewer Project Phase II, State of California Grant Agreement No. 04-056-557-0, and resolution authorizing execution of grant agreement No. 04-056-557-0Play area.
16. Proposed ordinances of the City Council for the City of Cathedral City amending certain time limitations with respect to the Redevelopment Plan for Redevelopment Project Area No. 1, Redevelopment Project Area No. 2 and Redevelopment Project Area No. 3. (1st Reading)
17. Request for authorization to enter into a Promissory Note in the amount of \$390,393.00 by the Redevelopment Agency.
18. Authorization to contract to survey and subdivide 5 parcels or groups of parcels in the Dream Homes neighborhood for single family homes, in preparation for disposition of home sites.
19. Authorization to enter into a Memorandum of Understanding (MOU) with Otto Holta for development of approximately 9 condominiums in the Dream Homes neighborhood, adjoining the Ramon Lakeview Villas Condominium complex.
20. Request for authorization for staff to execute amendments 3 and 4 and a notice to proceed for phase 2 for the professional services agreement with Nickerson and Associates, Inc. to provide final design plans, specifications and estimates (PS & E), bid support, technical oversight during construction and related services for the 35th Avenue Assessment District Project. **(Agenda report for this item will be included under separate cover)**
21. Request for authorization for staff to execute amendment No. 1 to the professional services agreement with Psomas to provide final design plans, plans, specifications and estimates (PS & E), bid support, technical oversight during construction and related services for the Sheraton Hotel offsites project.

COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.

CC/RDA/PFA MEETING
JULY 14TH, 2004
Page 7

ADJOURNMENT

The next regularly scheduled meeting of the City Council/Redevelopment Agency Board will be held on **Wednesday, July 28th, 2004.**

This Agenda is also available for viewing on the City's Web Site. The Web Site address is www.cathedralcity.gov

Daryl Betancur, Deputy City Clerk
City of Cathedral City